TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

Offers over £230,000

Flat 1, 2 Hardwick Road, Eastbourne, BN21 4NY

This beautifully presented two double bedroom apartment occupies the ground floor of a handsome period conversion, showcasing classic double bay fronted architecture and a wealth of character throughout. Enjoying its own private front door, the property has been much improved and tastefully decorated, blending period charm with modern comfort. Inside, there are two elegant reception rooms, a stylish fitted kitchen and a convenient separate WC, all complemented by large bay windows that fill the home with natural light. Set within a well maintained building with access to a lovely communal lawned garden, this charming home is ideally located in the sought after Devonshire Quarter just west of Eastbourne's town centre. The area offers an enviable lifestyle with the Seafront, train station and Beacon Shopping Centre all within easy reach, alongside the prestigious International Tennis Centre, Congress Theatre and Winter Garden. Perfect for those seeking both elegance and convenience, this property presents an exceptional opportunity in one of Eastbourne's most desirable neighbourhoods.

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Main Features

- Beautifully Presented Town Centre Apartment
- 2 Double Bedrooms
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Modern Bath & Shower Room
- Cloakroom
- Double Glazing

Entrance
Steps down to private double glazed entrance door to -

Entrance Porch

Dining Hallway
13'9 x 6'5 (4.19m x 1.96m)
Radiator. Cupboard housing plumbing & space for washing machine.

Bay Windowed Lounge
19'5 x 14'2 (5.92m x 4.32m)
Radiator. Double glazed bay window to front aspect. Archway to -

Kitchen
18'7 x 6'10 (5.66m x 2.08m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Space for dishwasher, cooker and fridge/freezer. Extractor cooker hood. Radiator.

Bedroom 1
18'5 x 13'7 (5.61m x 4.14m)
Radiator. Built-in fitted wardrobe. Double glazed window to front aspect.

Bedroom 2
11'3 x 9'3 (3.43m x 2.82m)
Radiator. Built-in fitted wardrobe. Double glazed window to rear aspect.

Modern Bath & Shower Room
Suite comprising panelled bath with chrome mixer tap. Shower cubicle. Wash hand basin. Extractor fan. Heated towel rail. Double glazed window to rear aspect.

Cloakroom
Low level WC. Wash hand basin. Radiator.

EPC = C

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Awaiting confirmation
Maintenance: £1000 per annum. £500 paid half yearly.
Lease: 99 years from 2014. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.